

HOW DO I GET STARTED?

1. Contact Alicia Alvarado, Housing Administrative Assistance if you are interested in exploring homeownership.
2. Complete a homeownership questionnaire to help us understand your homeownership goals and determine how we can best support you on your way to being a homeowner.
3. Attend an informational program regarding the homeownership option.



City of Janesville

Neighborhood & Community Services

18 N Jackson Street, First Floor
P.O. Box 5005
Janesville, WI 53547-5005
(608) 755-3065

www.janesvillewi.gov

Office Hours: Monday—Friday
7:30 a.m.—4:30 p.m.

WHERE CAN I LEARN MORE?

Check out the City's website at:
www.janesvillewi.gov

Frequently Asked Questions (FAQ's)

Is there additional assistance to help with down payment and closing costs?

Yes! The City of Janesville has a down payment and closing cost assistance program that could help cover up to \$10,000.

Do I Still Need to Hire a Private Home Inspector?

Absolutely! The home must be inspected by the City of Janesville Housing Authority and, also by a private home inspector so that a detailed examination of the mechanical and structural systems of your home and give you a detailed report of the condition.

Is portability available under the Homeownership Program?

Yes, portability is available under the Homeownership Program as long as the receiving Housing Authority is administering a voucher homeownership program and is accepting new homeownership families.

Current Schedule of Homebuyer's Education

- **January 15, 2022** 9:00a.m.-1:00p.m. via virtual Zoom (1st session)
- **January 22, 2022** 9:00 a.m.— 1:00p.m. via virtual Zoom (2nd session)
- **February 12, 2022** 9:00a.m.— 5:00p.m. held at the Beloit Public Library.

Please call 608-362-9051 ext. 20 to register and reserve your spot.

- Homeownership Option Policy
- Down Payment and Closing Cost Assistance

A Place of My Own

City of Janesville Housing Choice Voucher Homeownership Option



 **CITY OF JANEVILLE**
Wisconsin's Park Place
Neighborhood & Community Services

A Place of My Own Homeownership Option

WHAT IS THE PROGRAM?

The City of Janesville Rent Assistance Program offers a homeownership option for families that are currently assisted under the City's Housing Choice Voucher (HCV)/Section 8 Rent Assistance Program.

Under this program, eligible program participants can become homeowners and have their monthly assistance payment directed towards a home loan rather than a rental payment. Homeownership assistance can be provided for up to 15 years if the home loan is for 20 or more years and for 10 years in all other cases.*

This program is intended to provide opportunities for low income families to become first time homebuyers and remain stably housed. The goal is to help families build equity/wealth, provide a path to self-sufficiency, overcome fair housing challenges, and increase homeownership rates.

HOW DO I QUALIFY? In order to participate, the following criteria need to be met:

BASIC ELIGIBILITY CRITERIA

You can qualify for this program if you:

- Have been a participant in the City of Janesville Rent Assistance Program for at least one year and in good standing.
- Are a 1st time homebuyer (have not owned a home in the past 3 years)
- Have a minimum annual income of \$14,500 or \$9,528 if the head, co-head, spouse or only household member is 62 years of age or older or disabled.
- Are employed full-time (min of 30 hours/week and continuously employed for at least one year)**
- Have not previously defaulted on a mortgage under any HCV Homeownership Program.

*No limit on duration of assistance for elderly or disabled households

**Not applicable to elderly or disabled households

ADDITIONAL CRITERIA

Before receiving assistance, you will:

- Attend Homeownership Counseling provided by a HUD-Certified Housing Counselor.
- Obtain a minimum credit score of 620.
- Be able to provide a minimum down payment of at least \$1,000 from own personal resources.

The City of Janesville has partnered with NeighborWorks Blackhawk Region to provide you with quality housing counseling at NO cost to you.



Participants under this program may also qualify for the City of Janesville's Down Payment and Closing Cost Assistance Program, which offers financial assistance to first-time homebuyers for down payment and closing costs towards the purchase of their home.

FINANCING/ AFFORDABILITY CRITERIA

Once you have met the eligibility criteria, you will find a home loan that is right for you and meets program guidelines.

- First Mortgage Product must be a fixed interest rate product.
- Loan must escrow for property taxes and homeowner's insurance.
- Loan must NOT have a pre-payment or early payment penalty clause.
- Proposed housing debt must not exceed 40% of applicant's household income.***
- Total debt-to-income ratio must not exceed 50% of applicant's household income



*** Your housing assistance payment will reduce your housing debt

FIND YOUR HOME

The property you purchase must:

- Be located within the City limits of Janesville.
- Be a single-family home, single dwelling in a cooperative or condominium, or manufactured home that is permanently installed on land that will be owned by the family.
- Be inspected by the Housing Authority and meet minimum Housing Quality Standards (HQS) prior to purchase
- Be inspected by an independent professional inspector licensed by the State of WI and designated and paid for by the family.



Once you have found your home, the City will work with you and your realtor to make an offer to purchase.

ADDITIONAL REQUIREMENTS

- The family will be required to attend at least one additional housing counseling session after moving into their home. Additional programs may be offered.
- The family must comply with mortgage terms (i.e. pay your portion on time).
- The family must continue to occupy the home.
- The family must maintain the home in a safe condition and allow the City to conduct a housing inspection at least once after the first year of homeownership.
- The family will continue to complete annual paperwork and must comply with family obligations required by HUD just as in the Rent Assistance Program.